



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, February 6, 2024, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

4:00pm - Site Visit to Messerich Residence, 205 E. Washington Ave

5:30pm - Call to Order of the February 6, 2024 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 3

Approval of Agenda

5:35pm - Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)

5:40pm - Consent Calendar

1. Messerich Residence Residing (SVC) 205 E Washington; PL-2024-0008 8

6:15pm - Other Matters

1. Town Council Summary

6:30pm - Adjournment

For further information, please contact the Planning Department at (970) 453-3160.

The indicated times are intended only to be used as guides. The order of the projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.



Messerich Residence
 Re-Siding, 205 E
 Washington Ave.



NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 pm by Vice Chair Guerra.

ROLL CALL

Mike Giller	Mark Leas- absent	Allen Frechter	Susan Propper
Ethan Guerra	Steve Gerard	Elaine Gort	

APPROVAL OF MINUTES

With no changes, January 2, 2024 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the January 16, 2024 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

PRELIMINARY HEARINGS:

1. The Village at Breckenridge HOA Master Sign Plan Amendments and Variance Request (CC), 655 S Park Avenue, PL-2023-0559

Mr. Cross presented a proposal to amend the existing master sign plan for the Village at Breckenridge to provide a newly formatted, comprehensive signage plan that proposes additional directional and wayfinding signage for tenants, reallocates sign area allotments for several buildings, and proposes one (1) new gateway entrance monument. Additionally, this proposal requests four (4) variances from the Town Code for 1) exceeding the limitations of height and count for freestanding signs, 2) proposing a gateway entrance monument archway over a pedestrian access, 3) the use of sandwich board signs for commercial tenants, and 4) the use of banner signs for commercial advertising. The following specific questions were asked of the Commission:

1. Does the Commission support providing a variance under 9-15-20(D): Freestanding signs for the two (2) proposed freestanding sign installations?
2. Does the Commission support providing a variance from Policy 47 to allow the use of a gateway entrance monument over the easterly pedestrian access that includes an archway and may exceed the height limitations?
3. Does the Commission agree with staff that the requested variance from 9-15-11(O) for the use of sandwich board signs should be denied?
4. Does the Planning Commission agree with staff that the requested variance from 9-15-11(T) for the use of banner signs should be denied?
5. Does the Commission believe this application is ready for a Final Hearing?
6. Does the Commissioners have any additional comments?

Commission Questions / Comments:

Ms. Gort: Regarding the stairs with the archway, that does not exist currently? (Mr. Cross: No. Currently there is no signage over the stairway.) That proposed archway would block access on the right, is there the required ADA clearance on the left. (Mr. Cross: Staff can confirm there is required clearance for access.) (Mr. Kulick: Currently, there is circulation under the staircase. If this archway blocked the right side pedestrians would be required to go 10 feet to the left to access the same area.) (Ms. Puester: This would be reviewed by the building department for compliance with code for safety.) I have concerns because of a lot of foot traffic through the area and some organizations that assist disabled visitors are located here.

- Mr. Gerard: Do we know if the same use of doors to establish the frontages still exist? (Mr. Cross: I will leave that for the applicant but I do walk the Village area often and a lot of the doors still exist. The actual plaza is a public right-of-way and therefore easier to interpret as a frontage. More recently as some ski development activity has moved into offices on the rear of Wetterhorn there is more activity on the frontage here.) My concern is that it is a big advantage when counting the area available to signage to count the frontages this way and I want to be fair. (Mr. Kulick: To be fair, on Main Street, they are able to double their allowed sign area from the front to the back.) I would make the recommendation to confirm the calculations before the sign area is locked in. Is the applicant asking for a sandwich board variance for vendor carts as well? (Mr. Cross: They are asking for vendor carts to have sandwich boards. This would set a precedent when we have not allowed them for other vendor carts.)
- Ms. Propper: The applicant seems to acknowledge that the sandwich board signs would be to advertise commercial services. What is Staff's opinion on how this conflicts with 9-15-13 which prohibits a variance solely for commercial advantages. (Mr. Cross: Staff does have concerns about the requested variance considering the public comment discussing the financial benefits of sandwich board signs. That is one of the reasons staff is recommending the denial of the requested variance and supporting the use of alternative signage formats that Council has created to still provide advertising for business services.) I am wondering if we even have the authority under that language to grant a variance. (Mr. Truckey: It is a good point, Susan. If you decide to recommend against the variance for this, that is one of the criteria that you would want to cite.)
- Mr. Guerra: No questions for staff.
- Mr. Frechter: The Town uses banner signs on light poles, correct? (Mr. Cross: Yes, the Town is allowed banner signs on light poles through a separate section of code.)

Elena Scott, Principal, Norris Designs, Applicant Representative: I am here to talk about the Village at Breckenridge Master Sign Plan. The original Village construction was in 1984 and it operates differently than the rest of Town. This is preliminary and we're here to have a conversation and get some ideas on how to better utilize the 55,000 square foot heated plaza that needs some activation. None of these commercial tenants have roadway frontages, it is all pedestrian access and internally focused. It's almost like discussing an interior signage plan for a mall instead of exterior and it is a bit different than other locations in Town. The absence of roadways changes how the space is accessed and wayfinding. There are differences and a lot of advantages of being on Main Street which is heavily trafficked. The comparison to Main Street businesses is quite different than the experience of a commercial tenant in the Village at Breckenridge. There is a lack of "beachfront", there is not Highway 9 frontage and we don't have ski area frontage, the Maggie is a separate building from the Village. It is a different and insulated experience for visitors than other places in the Town. The plaza as a whole has a lot of space between structures with significant room between structures to help the tenants and support vibrancy as a whole. This entire structure is heated and therefore we can't penetrate the decking with new pole signage and one of the reasons it is not possible to take up the entire allowed sign area. I brought up 1984 because at a certain point in Planning history we decided everything should be commercial and that isn't possible so we have a lot of office space here too. The ultimate point of signage is to support tenants and to support the effort of making the space more inviting and vibrant. This is a limited signage opportunity in the front and why we are asking for the directory signage off Park Avenue. We have not included the lower level in the presentation because we are not requesting any variances in that area. We are asking for the directory sign and gateway entrance sign and some additional projecting signs. We have a lot of available sign area and not a lot of locations to place signage for tenants. This sign design was from 2010 and is 16.6 SF when counted double-sided and will remain the same. The current directional signs used on the property, this was also from 2010. We're open to changing these to better represent tenants but being careful with design to not penetrate the decking. The Park Avenue directory sign would be located at the Park Avenue

entrance and the Main Street Station sign is given as an example because it meets the sign code and we are providing the location to make sure that it is approved. The example of the gateway could be a bad photoshop problem. We would design it with staff to ensure pedestrian follow and not limit accessibility. This instead could be integrated into the stairs. We would like to consider a gateway between Main Street Station and the Village. Because we are limited on how we can create directional signage and we have banner arm poles in the Village existing, we are proposing to utilize the Town's example of pole banners for wayfinding and art display. We have proposed to add some new posts on the ramp which is scheduled to be updated and presents opportunity for additional signage and lighting. On the sandwich boards, we understand these are a challenge in other locations but we think this is a different environment than other places in Town. Narrowness of sidewalks is not an issue here and we are trying to create an additional area where signage can be placed. The single HOA in the Village can control and regulate sandwich board signs to ensure compliance and snow removal is not an issue on the heated pavement. This location is not visible from Main Street, South Park Ave, or Peak 9 and is a different situation where we are trying to create additional opportunities. These would be located outside of any pedestrian or fire access lanes. We look forward to a robust conversation on sandwich boards. Two food trucks have been on the Plaza in the past and the locations for three venter carts are shown. Temporary sandwich board signs would be beneficial to support activities in the plaza as well. We look forward to hearing the Commissioners' questions.

Mr. Giller: You make a compelling case. How many businesses would be proposed to have a place on the directory sign?

Nathan Nosari, Village HOA Executive Director, Applicant: We have nine businesses that have walk-in traffic.

Mr. Giller: How large is the potential occupancy?

Mr. Nosari: There are 28 units (60,000 SF) per declarations, but the unit size needs vary so there may not be as many tenants as units.

Ms. Scott: The area on the back of Maggie is underutilized.

Mr. Giller: Would each potential business have a directory spot on the sign?

Mr. Nosari: We would like to limit the businesses so that the directory is not cluttered.

Ms. Scott: Letter height of pedestrian scale of no less than 3 inches. This size of sign is not for vehicles. Some of the previously conceived wayfinding approaches may not be effective because of design. These signs are for pedestrians.

Mr. Giller: Does this plan capture an overall cap on the number of businesses that could be listed on the directory signs so that it doesn't proliferate.

Ms. Scott: We can't fit all if every unit becomes commercial retail so we could craft language to give a limit with minimum and maximum letter height so that there is a limitation.

Mr. Nosari: We could also do something to limit who is listed by tenant square footage.

Mr. Giller: There is also not a map. Is that something that is considered?

Ms. Scott: There is a map when entering from the stairs and a map in the plaza circle by Gravity Haus. We are not proposing any new maps.

Mr. Gerard: You may not know this Mr. Nosari, but the last meeting we considered window signs. There is a window sign in your area that probably violates sign code. Will the HOA enforce this plan if it is enacted? Isn't it dangerous to leave the policing to the HOA?

Mr. Nosari: You can trust the HOA to enforce this plan. Previously we removed signs that were looking poor. We don't have anything to enforce the window graphics now but we could if it was required. If we have the guidance to enforce this we can. During college week people fly their banners off the balconies and we removed those immediately. We have precedent of enforcing our own covenants.

Ms. Gort: Have you considered working with the Town to have your banners match the Towns?

- Mr. Nosari: Yes, we have reached out to the BTO for permission to do so. (Mr. Cross: I would like to point out that banners could be approved separately under a Special Events (SEPA) permit.)
- Mr. Frechter: The Town uses the same banner sign material, yes? Could the banners be of a more substantial material?
- Ms. Scott: We have looked into other materials but wind loads would prohibit that.
- Mr. Frechter: Where could tenants place sandwich boards under this plan?
- Mr. Nosari: Only one sandwich board and within 10 ft of business entrance with no transference allowed.
- Mr. Frechter: Would sandwich boards 10 ft from the entrance really help the tenants?
- Mr. Nosari: I think so. We are also open to requiring that banners be changed within a set timeframe. Tenants have asked for this amendment for sandwich boards and so that is why we are bringing it forward.

The hearing was opened to public comment.

Michael Halouvas, owner, Gyros Delish: I understand that the Town limits sandwich boards on Main Street because they look messy. I believe we should have an exception because the Village is private property and there is more room. I had a lot of customer business when regulation of sandwich board signs was relaxed in 2021. I used to put a sandwich board sign at the top of the ramp which helped with business. I ask that there is an exception allowed by you tonight. I think a lot of people walk upstairs and then realize there are a lot of businesses. These should be allowed in the Village.

The hearing was closed to public comment.

- Mr. Frechter: Vail Resorts does use sandwich boards at the base ski areas and they can be a hazard. There are not designated locations where they can be. When I leave the locker room there is a lot of busy foot traffic with people holding skis and tables and chairs and signs in the way. I appreciate that business owners are trying to attract business but I think the gateway and directory signs will help more than the sandwich boards. I would be concerned about the control of sandwich boards. I would also be concerned about what is written on the boards, we want to keep a family image in Town and I think it would be difficult for the HOA to police the messaging. For those reasons I don't agree with the sandwich board variance. With some standards and as long as they are kept in good condition I agree with the banner signs and the directory signs.
- Ms. Gort: I think this is a good project. I want to see what the response is on the limitation of size and number of businesses. I will have to think about the sandwich boards and see what you come back with. Banner signs, I think they would be nice. I like the idea of matching the BTO banners. I don't have any additional comments. I am open minded.
- Mr. Gerard: We're being asked to grant variances to the existing Town ordinances and that would set new precedents which can be significant in areas like this. We have to be careful. Some comments regarding private property, every business is private property and must comply with the regulations set forth by the Town. I don't distinguish between the private businesses of the Village and other locations. I have no problems with the additional directory free standing signs for wayfinding; I support the variance for the gateway entrance monument. I think a continued variance for an archway sign is okay. For example, what if other locations in Town wanted gateway arches? We must be careful with what variances we give. I am a hard no for sandwich boards. I would say no for banner signs, these are allowed through SEPA if wanted. Yes, this is ready for final hearing.

- Mr. Giller: We share your interest in making the underutilized space more viable. Unfortunately, all these solutions are for signs. Variances on signs are difficult to approve. Yes, I think the proposed monument signs are acceptable pending design. Yes, on height variances given the tall 9-story scale for the buildings. No on sandwich board signs. No to variance on banners; SEPA seems like a solution. No on final unless you can truly incorporate all comments and come back for a final hearing. I wonder if there are non-signage opportunities to improve the open space.
- Ms. Propper: I support freestanding directory signs. I also support the eastern gateway entrance monument, otherwise you have to get to the top of the stairs to see the map. I question whether we have the authority to grant a sandwich board variance based on the cited language and I would have concerns about granting a variance based on that and the other concerns mentioned. For banner signs, the proposal includes adding more light poles and up to 34 banner signs. I think that would contribute to visual clutter and am not supportive because of that. I am open to the idea of using the SEPA for banners if applicable. If the Commission is generally not in favor of sandwich boards and banner signs, if those are removed we could go to final hearing.
- Mr. Giller: Propper makes a good point about the number of banner signs. I too am concerned about the proliferation of shop signs. We would like to see a cap on the total number of signs in the plan.
- Mr. Guerra: I recognize the struggles and underutilization of the Village. This used to be the base area and that has changed over time. I echo the concerns of Gerard on variances. I agree with staff on the free-standing sign on highway 9. I agree with the recommendation for the gateway signs. It is a hard “no” for sandwich board signs. We don’t need to grant the variance for the banner signs; these could be covered under SEPA. I agree with the statement made by Propper. You are now aware of our stance on sandwich boards and banner signs and are ready for final hearing.

OTHER MATTERS:

1. Town Council Summary
2. Class D Majors Q4 2023 (Memo Only)
3. Class C Subdivisions Q4 2023 (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 7:04 pm.

Ethan Guerra, Vice Chair

Planning Commission Staff Report

Subject: Messerich Residence Siding Repair
(Class C Minor; PL-2024-0008)

Proposal: Exterior clapboard siding restoration and replacement. Removal of deteriorating asphalt shingle siding and new paint scheme.

Date: February 1, 2024 (For meeting of February 6, 2024)

Project Manager: Sarah Crump, AICP, Planner III

Applicant: Highline Roofing, Eduardo Vazquez

Owner: My High Country LLC (Maureen Messerich)

Addresses: 205 E Washington Avenue

Legal Description: Abbetts Addition, Block 10, Lots 30, 31, 32

Site Area: 0.05 acres (2,178 sq. ft.)

Land Use District: 18.2- Residential; 20 Units per Acre (UPA), Commercial; 1:1 FAR

Conservation District: Within Local Historic, National Register Historic, and Conservation District Boundaries

Character Area: 3. South End Residential Character Area

Site Conditions: The parcel contains a small one-bed, one-bath single-family dwelling of 504 sq. ft. The structure is historic, dating to the early 20th Century, although some of the historic fabric and details have been altered over time. The parcel has a small yard with natural grasses and minimal landscaping that surrounds the structure. The structure is situated upslope from Washington Avenue with a rock and timber retaining wall creating a parking area perpendicular to the right-of-way.

Adjacent Uses: North: Washington Avenue right-of-way
East: Single-family residential
South: Mixed-use commercial/residential, Wendell Square Condominiums
West: Retail food and beverage, Twist Creative Cuisine

Density: 504 sq ft; No proposed change

Height: 10 ft approximately; No proposed change

Parking: 2 spaces; No proposed change

Background

The Messerich Residence is a historic structure. Sanborn Maps indicate the structure was originally constructed between 1902 and 1914 and is considered eligible for a local landmark designation and is a contributing resource within the Breckenridge Historic District. The structure has a gabled primary roof form with a lower shed roof extending to the west from the rear. The structure has approximately 504 square feet of interior floor area comprised of a small living room, kitchen, a single bedroom, and single bathroom. A previously open front porch was enclosed and converted into the structure's only bathroom many decades ago. The front window was likely enlarged in the 1960s and all of the original historic windows have previously been replaced.

In approximately the 1950s, the structure's historic clapboard siding was covered with scalloped edge grey asphalt shingle siding that was a popular exterior covering material at the time. The structure has been under the same family ownership with limited exterior alterations since the 1970s. In 2023, the owners obtained a building permit to replace the failing roof with a new metal roof.



Figure 1. Structure prior to removal of asphalt shingle siding.

The asphalt shingle siding has also fallen into disrepair. The failing siding is allowing moisture to penetrate the underlying framing and posing a risk to the integrity of the structure especially near the base of the exterior walls. Likely, the asphalt shingle siding is covering some amount of historic siding beneath on all facades although the condition of that fabric is unknown. The popular application of the asphalt shingle siding from the 1930s through 1960s was typically completed by covering existing siding materials and generally did not require removing the original siding. Staff has investigated the asphalt shingle siding and several areas underneath. Staff discovered several areas of rot and water saturated material underneath the asphalt shingle siding that may not be restorable but believe that it is possible to uncover historic siding that should be restored if salvageable.

The owners originally applied for this Development Permit to install new fiber cement lap siding that would have followed the requirements of the Handbook of Historic Guidelines regarding siding dimensions, overlap, and texture assuming there was not original historic material beneath the existing asphalt shingle siding. However, some of the existing asphalt shingle siding was removed prematurely, exposing historic horizontal natural wood painted siding underneath on the north elevation. Shingles removed from the southern façade of the structure exposed vertical natural wood siding in a natural stain. This new information changes the nature of the project and what siding applications can be made to the structure.



Figure 2. Exposed historic horizontal painted wood lap siding.



Figure 3. Exposed historic vertical wood siding with natural stain.

Staff Comments

Social Community (24/A): Handbook of Design Standards

Staff has compared this project against the relevant policies from the Handbook of Design Standards for the Historic and Conservation Districts and the Development Code and Staff’s analysis of the project’s compliance with these policies is below.

Chapter 4 of the Handbook concerns the rehabilitation of existing buildings within the District. Design Standards 20 through 26 specifically concern preservation of significant original qualities.

Priority Design Standard 20: Respect the historic design character of the building. Priority Design Standard 20 further states, “any alteration that would cause a reduction in the building’s rating is not allowed.”

Design Standard 23: Avoid removing or altering any historic material or significant character defining features.

Design Standard 25: Repair original features where feasible.

Staff interprets Design Standards 23 and 25 to work in tandem, requiring the preservation of historic material and emphasizing not removing it whenever possible. These standards encourage first to “*patch, piece-in, splice, consolidate, or otherwise upgrade the existing material.*” Removing historic materials is the last option and only allowed when they are not possible to repair. Staff will require restoration of the type of historic siding that is present on a particular façade, given that two different types of historic siding appear to be present on the structure.

Design Standard 35: More recent alterations that are not historically significant may be removed.

Design Standard 35 speaks directly to the use of asphalt siding. Asphalt siding shingle products were a commonly accessible and less expensive exterior material that grew in popularity during the 1930s and 40s. These products were the original result of an abundance of roofing materials produced which could not be sold when housing production slowed during the Great Depression. Roof shingles were then repurposed and used as siding. Asphalt shingles became popular in their own right when these products began to mimic more expensive siding materials such as wood, brick, and stone. They also provided the added benefits of increased insulation and fire-proofing. The scallop-edged asphalt siding on this structure was a popular design of shingles used in the 1950s. However, this material has not achieved historic significance within Breckenridge and obscures the original clapboard siding that is from the Town's historic period of significance prior to 1942. Additionally, the asphalt shingles have deteriorated and become an eyesore. The remaining asphalt shingles easily crumble, no longer providing the expected weather proofing of an exterior siding material. These shingles are not repairable and are only able to be patched with new similar products. It is encouraged that this non-historically significant material be removed and the original material underneath be restored.



Figure 4. Detail view of scallop edged asphalt shingles.

Section 4.4.6 of the Handbook concerns siding on historic residential structures.

Priority Design Standard 71: Original building materials should not be covered with synthetic sidings. This priority standard again directs restoration projects to remove synthetic siding materials that are obscuring original materials and disallows covering original materials with new exterior siding.

Design Standard 72: If portions of wood siding must be replaced, be sure to match the lap dimensions of the original.

To comply with the Handbook, Staff must require that any historic natural wood siding be restored and repaired pending an on-site pre-construction meeting with Town Staff and the contractor to determine

whether the exposed historic material can be restored. Where feasible, natural wood siding should be milled to match and spliced to fit and repair damaged areas of historic siding. Staff is supportive of the use of fiber cement board in 4-inch lap dimensions only if it is determined that an entire façade area of the existing historic siding cannot be restored.

More specifically, the Design Handbook for the South End Residential Character Area has specific notes concerning the preservation of historic materials. New siding that covers original clapboards is given as an example of an inappropriate alteration.

Priority Design Standard 165: Maintain the present balance of building materials found in the character area.

The required use of painted wood lap siding as the primary building material is reinforced within this priority design standard, specifically noting that a 4-inch lap dimension is appropriate.

Architectural Compatibility (5/A & 5/R):

On full facades which cannot be restored, Horizontal James Hardie HardiePlank Select Cedarmill lap siding (fiber cement siding) with a four-inch reveal is proposed to replace any existing wood siding which is not salvageable. The existing wood trim and wood accents will remain but will be newly painted. The owner has preliminarily chosen a light grey paint color for the painted horizontal siding, “Stone Paver” and a white color trim.

Per the Policy 5/A, “Body color is limited to a maximum chroma of 4 (except that if yellow or red is used, body color is limited to a maximum chroma of 6, trim color is limited to a maximum chroma of 8 and accent color is limited to a maximum chroma of 10). Trim color is limited to a maximum chroma of 6. Accent color is limited to a maximum chroma of 8.”

The proposed colors fall within the maximum allowed chroma values on the Munsell Scale. Staff has no concerns regarding the proposed color scheme.

Per the Policy 5/R, “Fiber cement siding may be used without the assignment of negative points only if there are natural materials on each elevation of the structure (such as wood accents or a natural stone base) and the fiber cement siding is compatible with the general design criteria listed in the land use guidelines.”

Staff finds that this proposal meets Policy 5/R if James Hardie plank is used because natural materials (wood trim and other natural wood accents) will be maintained on each building façade.

Exterior Lighting (Section: 9-12): The applicant is not proposing to change any exterior lighting fixtures at this time. Should the applicant propose a future change to exterior lighting fixtures, they shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting to be fully shielded to hide the light source and cast light downward in full compliance with the Town’s exterior lighting code.

Point Analysis (Section: 9-1-17-3): The proposal meets all Priority Policies of the Development Code and has not been awarded any negative or positive points under the Relative Policies.

Questions for the Commission

Staff requests that the Planning Commission call up this project for a discussion and hearing. Does the Commission agree with Staff's recommendation to approve this project with the below added findings and conditions?

Staff Recommendation

Staff supports the effort by the owner to update this structure's exterior appearance to a siding material that better aligns with the structure's original historic character and recognizes the increased burden to the owner/applicant as this project has grown in intensity from the original pursuit of tidying and improving the structure's exterior appearance through the use of uniform fiber cement lap siding. Therefore, Staff recommends that the applicant be held to the below findings and conditions which require restoration of historic materials where feasible and allowance for the use of fiber cement lap siding on facades where none of the historic material is salvageable, in full compliance with the Handbook of Design Standards.

Staff recommends approving this application with the following added findings and conditions:

- 9. It is a Town of Breckenridge requirement that historic material (original clapboard siding) be preserved and restored where feasible. In areas where the historic material is unsalvageable due to weather damage or deterioration, the Town will require that natural wood siding pieces be milled to match the size of the damaged historic material and spliced to fit the damaged areas, preserving as much historic material as possible. This structure contains two different variations of historic siding, horizontal lap painted wood siding and vertical stained wood siding. The facades which contain each type should be preserved respectively. Should the siding of an entire façade be unable to be preserved and restored, the Town will allow the use of horizontal fiber cement board siding on that façade. Any fiber cement siding used must be in a size that matches the historic siding and painted to match so that all lap siding is uniform in size and color.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

- 10. A pre-construction meeting will be scheduled with the contractor to include Town of Breckenridge Planning and Building Department Staff on-site to determine the condition of existing historic siding materials. This meeting shall occur after the issuance of the Development Permit and prior to the commencement of the removal of any historic materials from the structure. Town staff shall utilize the criteria set forth in Condition 9 above to determine how siding will be preserved, restored, or replaced on the structure.**
- 11. Should the owner disagree with the Town's assessment of which historic siding elements are to be preserved, the owner may hire an outside third-party professional to examine the historic materials and provide a professional assessment of whether the historic materials are salvageable. The third-party shall be agreeable to both the owner and Town in credentials and qualifications and hired at the owner's expense.**

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

23. **Planning staff will complete an inspection and confirm that the applicant has performed the siding restoration per the standards established in Condition 9 above.**

The Planning Department recommends approving the Messerich Residence Siding Repair, PL-2024-0008, located at 205 E Washington Avenue with a point analysis indicating zero (0) points and the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

Messerich Residence Siding Repair
205 E Washington Avenue
PL-2024-0008

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **February 1, 2024**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **February 6, 2024** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **August 6, 2025**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of completion for the project covered by this permit. The determination of whether a certificate of completion should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Existing trees which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
8. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Community Development Department prior to construction.
9. **It is a Town of Breckenridge requirement that historic material (original clapboard siding) be preserved and restored where feasible. In areas where the historic material is unsalvageable due to weather damage or deterioration, the Town will require that natural wood siding pieces be milled to match the size of the damaged historic material and spliced to fit the damaged areas, preserving as much historic material as possible. This structure contains two different variations of historic siding, horizontal lap painted wood siding and vertical stained wood siding. The facades which contain each type should be preserved respectively. Should the siding of an entire façade be unable to be preserved and restored, the Town will allow the use of horizontal fiber cement board siding on that façade. Any fiber cement siding used must be in a size that matches the historic siding and painted to match so that all lap siding is uniform in size and color.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

10. **A pre-construction meeting will be scheduled with the contractor to include Town of Breckenridge Planning and Building Department Staff on-site to determine the condition of existing historic siding materials. This meeting shall occur after the issuance of the Development Permit and prior to the commencement of the removal of any historic materials from the structure. Town staff shall utilize the criteria set forth in Condition 9 above to determine how siding will be preserved, restored, or replaced on the structure.**
11. **Should the owner disagree with the Town's assessment of which historic siding elements are to be preserved, the owner may hire an outside third-party professional to examine the historic materials and provide a professional assessment of whether the historic materials are salvageable. The third-party shall be agreeable to both the owner and Town in credentials and qualifications and hired at the owner's expense.**
12. Applicant shall submit proof of ownership of the project site.
13. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.

14. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location and type of construction fencing, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
15. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade, 10 feet in a soffit/ceiling (+1 foot for every 5 feet from edge of eave).

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

16. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
17. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or color to match the building color.
18. Applicant shall screen all utilities.
19. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
20. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
21. The project will not be deemed complete until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the permittee may enter into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of

such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work cannot be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

22. Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
23. **Planning staff will complete an inspection and confirm that the applicant has performed the siding restoration per the standards established in Condition 9 above.**

(Initial Here)

MAGNOLIA HOME



COLORS

select the hue that's right for you



BIRCH TREE



WEATHERED CLIFFS



RUSTIC ROAD



RUGGED PATH



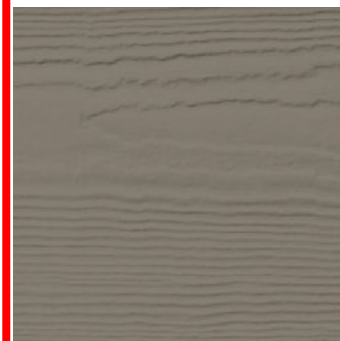
IT'S ABOUT THYME



STONE BEACH



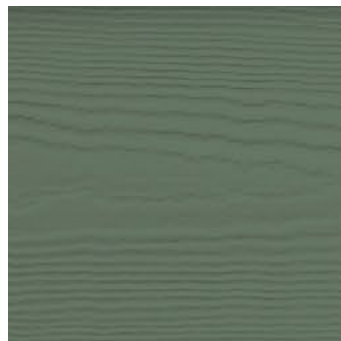
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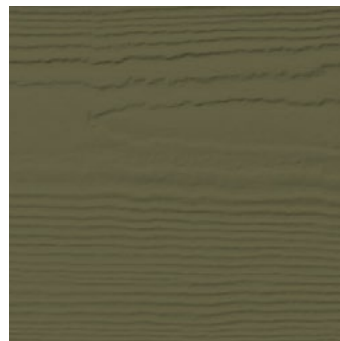
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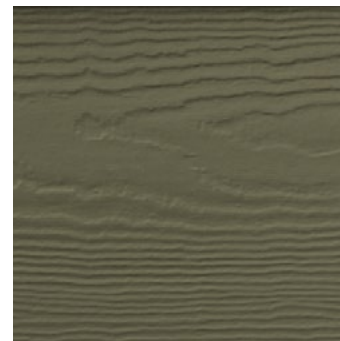
DRIED EUCALYPTUS



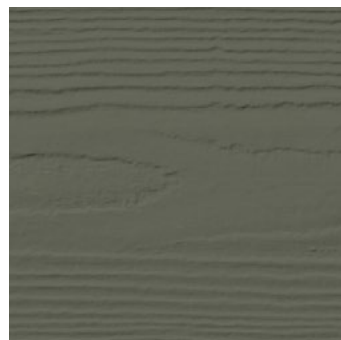
CHISELED GREEN



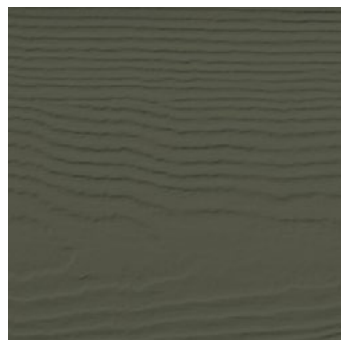
WANDERING GREEN



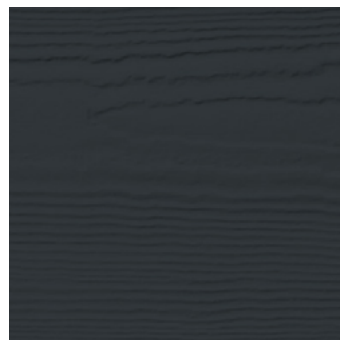
MUDFLATS



SLATE STEPS



PEPPERY ASH



LAST EMBERS



MIDNIGHT SOOT

STYLES

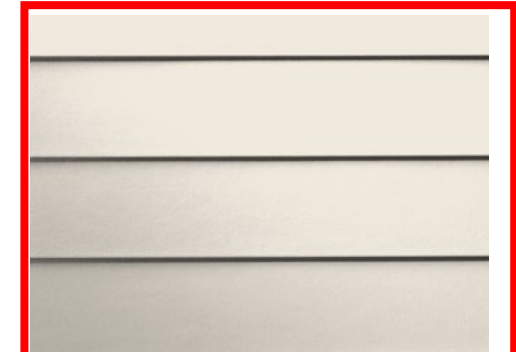
find your perfect mix of exterior products



HARDIE® PANEL & HARDIE® TRIM BATTEN



HARDIE® SHINGLE



HARDIE® PLANK



HARDIE® TRIM

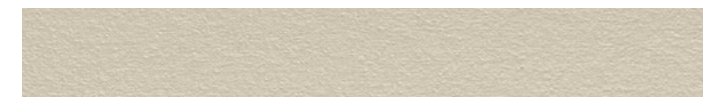


HARDIE® SOFFIT

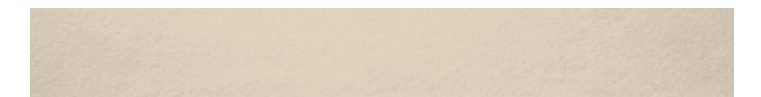
For more detailed product size and availability information, visit jameshardie.com/magnolia.

TEXTURES

choose the texture you prefer



HARDIE® TRIM SMOOTH



HARDIE® SIDING SMOOTH*



HARDIE® TRIM RUSTIC GRAIN



HARDIE® SIDING SELECT CEDARMILL**

* Textures available for siding and soffit. Hardie® Shingle only offered in Select Cedarmill®.

DESIGN *the* HOME YOU'VE ALWAYS IMAGINED

Visualize Hardie® products on a 3D model of your home with HOVER® Design Studio, brought to you by James Hardie.

Every home tells a story. What will yours be? Start your free design.



VISUALIZE THE COLLECTION ON YOUR HOME 5 20

All products in this collection come prefinished with ColorPlus® Technology finishes by James Hardie.

Digital color displays may vary. Please see actual product sample for true color.

“YOU DON’T GET A SECOND CHANCE TO MAKE A FIRST IMPRESSION.”

– Chip Gaines

One of the most important things to consider on any home is exterior curb appeal. Hardie® products with ColorPlus® Technology finishes help keep your home looking beautiful longer. With baked-on color that arrives ready for installation, Hardie® siding and trim products with ColorPlus® Technology finishes offer exterior solutions with consistent color that resists fading, chipping and cracking. Having a durable finish means you can enjoy a low-maintenance exterior that helps your home look beautiful and vibrant longer.



“FOR ME IT WAS LOVE AT FIRST SIGHT. I FOUND A PRODUCT THAT ONCE INSTALLED YOU KNEW WAS GOING TO HOLD UP.”

— Chip Gaines



Showstopping curb appeal

Whatever color or style you want, Hardie® fiber cement products can help give your home a beautiful new look.



Engineered for Climate®

No matter what climate you live in, Hardie® fiber cement products are designed to stand up to Mother Nature.



Exceptional finish adhesion

Our proprietary coating is engineered for exceptional adhesion to our boards for more durability.



Superior color retention

Finish is baked onto boards for a stronger bond to resist cracking, peeling and chipping.



Superior UV resistance

ColorPlus® Technology finishes are engineered to retain vibrancy and reduce fade or discoloration from UV rays.

BEAUTIFUL PROTECTION *that* LASTS AND LASTS

Hardie® fiber cement products grace the sides of over 8 million homes.* See why homeowners put their trust in the #1 brand of siding to protect the lasting beauty of their home.



MOTHER NATURE

Your siding is exposed to Mother Nature all day, every day. You deserve to feel confident that it can hold its own throughout it all — from the changing seasons to extreme weather.



FIRE

A home's exterior is its first line of defense against extreme weather and fire. Help prepare your home for the unpredictable with siding that is noncombustible and won't burn.



PESTS

Hardie® fiber cement products hold no appeal for Mother Nature's creatures such as birds, termites or other pests, so you can have added peace of mind.



WATER RESISTANT

From rain to ice to snow, Mother Nature's precipitation can leave exterior siding at risk of cracking, swelling and warping. Take shelter from the storm knowing that your siding is built to resist water damage.



TIME

ColorPlus® Technology finishes provide a durable finish that helps resist fading and discoloration that other paint applications may see more quickly over time, so your exterior can keep its good looks longer.

*Estimate based on total Hardie® siding sales through 2016 and average housing unit size.



TRUSTED PROTECTION

Help protect your home from water, fire, pests and extreme weather with home exterior products that are as durable as they are beautiful to look at.

LONG-LASTING BEAUTY

Stand up to the test of time while standing out in your neighborhood. Our low-maintenance siding products keep homes looking beautiful longer.

LIMITED WARRANTY

Enjoy the added peace of mind knowing Hardie® siding is backed by a 30-year, non-prorated limited warranty.*

*30-year limited substrate warranty for Hardie® siding and soffit products. Hardie® Trim products have a 15-year limited substrate warranty. ColorPlus® Technology finishes have a 15-year limited finish warranty.